



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 4, 2023

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, December 4, 2023, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, December 1, 2023, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, December 4, 2023 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote to approve meeting minutes for November 20, 2023.

2. Consideration of Citizen Warrant Article

7:35 pm Re-zoning of 5-7 Winter Street to be in the MBTA-Communities Overlay District, Neighborhood Multi-Family Subdistrict.

3. Discussion of Board Plans for 2024

8:00 pm The Board will debrief the Board Retreat and continue discussion of any issues raised at the retreat as necessary.

4. Open Forum

8:45 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

5. New Business

9:00 pm

6. Adjourn

9:15 pm (Estimated)



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote to approve meeting minutes for November 20, 2023.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	11202023_AMENDED_DRAFT_Minutes_Redevelopment_Board.pdf	11202023 AMENDED DRAFT Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, November 20, 2023, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director, Planning and Community Development

The Chair called the meeting of the Board to order and invited all the Board members to introduce themselves and share a bit about who they are for the benefit of the newest Board member, Shaina Korman-Houston.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

November 6, 2023 – Mr. Lau requested one change to the minutes. The Chair requested a motion to approve the November 6 minutes as amended. Mr. Benson so moved, Mr. Revilak seconded, and the Board voted 4-0 (with Ms. Korman-Houston abstaining) in favor.

The Chair moved to **Agenda Item 2 – Meeting Schedule.**

Ms. Ricker said that she has reached out to the police department to reserve the community room for the Board's retreat on Sunday, December 3, 2023. The Chair proposed meeting from 9:00 am to 12:00 pm. She said that once they have discussed what they would like to put on the agenda for the retreat, they can decide if they think they will need more time. Mr. Revilak said that he would prefer to meet from 10:00 am to 1:00 pm. The other Board members agreed.

The Chair shared the list she has compiled of topics for discussion at the retreat:

- Strategies for keeping closer tabs on adherence to property developments with provisions of the Special Permit.
- Potential warrant articles for 2024 Annual Town Meeting.
- Reviewing a draft of the Site Plan Review application.
- Updated rules and regulations related to Site Plan Review.
- Final 2024 meeting schedule.
- Status of past approved projects (including the Atwood House).
- Potential urban renewal plans.

The Chair moved to **Agenda Item 3 – 2024 Town Meeting Zoning Amendments Preliminary Discussion.**

Ms. Ricker shared a list of potential warrant articles for the Board to bring to Annual Town Meeting in April 2024, based on the Board's previous discussions:

- Arlington Heights business district
- Reduced height buffer area
- Eliminating or rezoning B1 properties
- Walgreens site
- Rezoning cemeteries to a new cemetery or open space zone
- Conservation or other properties that are currently used as open space but are zoned residential
- Approving illuminated signs by an administrative process
- Traffic demand management (TDM) plans for residential development

Kelly Lynema, former Assistant Director of the Department of Planning and Community Development, put together an extensive list of zoning recommendations that have come out of the Town's recent plans, which Ms. Ricker shared with the Board. Some of the items on it have already been achieved or are already under consideration.

The Zoning Board of Appeals has also suggested possible warrant articles. Some are administrative. Some will require discussion by the Redevelopment Board. One is potentially eliminating Sections 5.7 and 5.8, the Floodplain District and the Inland Wetland Overlay District. The ZBA and the Conservation Commission have had two recent applications for projects in which those Sections applied, and in both cases, the requirements were waived, because the Conservation Commission's regulations had achieved what the Floodplain District and the Inland Wetland Overlay District would have achieved.

The Chair said that she has tentatively scheduled Christian Klein, chair of the ZBA, and a representative of ConCom to join the Redevelopment Board on December 18, 2023, to speak about their proposed warrant articles. She proposed tabling discussion of those articles until December 18.

The Chair asked the Board members to share what their priorities were for 2024 Annual Town Meeting, as well as which articles they might want to postpone to 2025 Annual Town Meeting.

Mr. Lau said that in the past, the Redevelopment Board has met with the Select Board, and he would like to do that again after the December 3 retreat, so that they can align their goals for 2024 Annual Town Meeting. The Chair said that she would speak with Eric Helmuth, chair of the Select Board, to plan a joint meeting for January 2024.

Mr. Revilak asked what the goal of eliminating or rezoning B1 properties is. Mr. Benson said in the process of considering Mass Ave during the MBTA Communities process, he wondered if it made sense to continue to have B1 properties on Mass Ave, or possibly to change the requirements for B1 zoning.

Mr. Revilak asked what the motivation was for zoning Walgreens B4. Mr. Lau said that many years ago, when the Board was talking about ways to increase density along Mass Ave, Walgreens was noted as an underdeveloped parcel. It's a very large parcel in a prominent area, with very little development. He said that at the retreat, he would like to discuss other large parcels along Mass Ave.

Mr. Revilak said that he would like the Arlington Heights Business District to be the Board's primary focus for 2024 Annual Town Meeting, but he thinks that many of these other ideas are good supplemental things to work on. He would particularly like to develop ideas for residential TDM plans, which connects with some of the goals of the Connect Arlington Plan. He noted that the residential districts include a Special Permit use of "renting of up to three rooms," which is a relic of the former regulation that prohibited more than four unrelated people from living together. He proposed eliminating the Special Permit requirement, because it's extremely difficult to enforce without relying on neighbor complaints, which raises fairness issues. He would also like to discuss zoning for flood resilience, including changing the definition of building height to allow buildings in flood zones to be elevated, possibly disallowing basements or requiring a certain amount of free board.

Mr. Benson agrees that the Arlington Heights Business District should be the Board's main focus. He would also like to update the TDM part of the bylaw to include residential provisions. He thinks that the Board accomplished a lot in 2023, and he thinks they should not try to take a lot of proposals to Town Meeting again in 2024, beyond the Arlington Heights Business District. He thinks that the Board needs to either update the Master Plan or make a new one. That would be a large project, so they probably shouldn't make a lot of other zoning changes until they've updated the Master Plan.

The Chair asked Ms. Ricker asked if the Board would need to request an appropriation from Annual Town Meeting in order to fund Master Planning. Ms. Ricker replied that they would. She has had preliminary

discussions with Jim Feeney, Town Manager, about what sort of funding would be required. Ten years ago, creating a new Master Plan cost approximately \$175,000.

Mr. Benson said that he thinks most of the proposals can wait, except for the Arlington Heights Business District and residential TDM plans. He also thinks that the Board should finish the design guidelines for commercial development. He wonders if they should also look at design guidelines for multi-family development as well.

The Chair agreed that the Arlington Heights Business District is a priority. She would also like to look at residential TDM plans and the reduced height buffer requirement. She thinks that the Board should push most of the rezoning proposals to 2025. She also proposed adding to the list the question of administrative approval of illuminated signs.

Mr. Lau said the Board will have to spend some time prioritizing, and he definitely wants to prioritize the Arlington Heights Business District, because the Board has made a commitment to doing that.

The Chair asked that all the members of the Board come to the retreat having re-read the Arlington Heights Neighborhood Action Plan and the relevant sections of the Master Plan. She asked Ms. Ricker to make sure the Board members all had links to those documents. Mr. Revilak said that he recalls a draft set of district definitions, which he thinks would be helpful to review ahead of time as well. The Chair said the proposed district map would also be shared.

The Chair proposed focusing on the following zoning issues at the retreat, and for the 2024 Annual Town Meeting:

- Arlington Heights Business District
- Residential TDM plans
- Reduced height buffer area
- Administrative approval for illuminated signs

Mr. Benson said that he participated in the Clean Energy Futures Committee meeting last Friday. At the end of the meeting, three committee members, including Mr. Benson, agreed to meet with Director of Inspectional Services Mike Ciampa to discuss how the new stretch code will affect the zoning bylaw and whether changes need to be made to the zoning bylaw as a result. After that meeting happens, Mr. Benson will provide a summary to the Board.

The Chair said that the Board usually puts out a schedule for citizens interested in putting forth a warrant article related to the zoning bylaw, so that they are encouraged to engage with the Redevelopment Board as soon as possible. She thinks that it should be easy to update the schedule the Board has previously used with new dates.

Mr. Benson said that the Affordable Housing Trust Fund (AHTF) was planning to bring an affordable housing overlay to the Board at some point, and then to Annual Town Meeting. He thinks that the meeting with the Board should happen as soon as possible, even if the AHTF aren't completely sure what they want to present to Town Meeting.

The Chair opened the floor to public comment on potential zoning amendments for 2024.

- Susan Stamps, 39 Grafton Street, Tree Committee representative to the Redevelopment Board – Green Streets Arlington is working with David Morgan on a proposal for a warrant article that regulates parking lots and requires trees in parking lots to reduce the heat island effect and help with stormwater management. They plan to have a proposal for the Board to review at the December 18 meeting.

Mr. Benson said that he is not sure if the issue of trees in parking lots, which are private property, belongs in the zoning bylaw, or if it should be in the Town's general bylaw. He would also like to talk about encouraging canopies with solar roofs over parking lots.

- Grant Cook, 16 Wollaston – He has heard that something is happening with the St. Camillus property, which the Board has not discussed recently, and he wants to make sure that the Board is participating in that discussion.

Ms. Ricker said that the Archdiocese of Boston has sent out a Request for Proposals, with proposals due in January, and she has received many calls from developers looking for information about the site. The Archdiocese has a preference for housing. The property is currently zoned R1 or R0, so it will likely be a 40B project. The Town has expressed an interest in some commercial and/or community space, or perhaps stewardship over the park, as part of the development.

The Chair moved to **Agenda Item 4 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, the Board closed Open Forum.

The Chair moved to **Agenda Item 5 – New Business.**

Ms. Ricker is hoping to make an offer to hire a new Assistant Director by early next week.

Ms. Ricker also said that the submission of all the zoning warrant articles to the Attorney General's office, and of the MBTA Communities Overlay District to the EOHLC, were completed last week. The state is aware that we would like to receive a response in time to participate in the fossil fuel pilot project.

Ms. Ricker is meeting with a developer and Attorney Robert Annese to discuss a potential project at the Atwood House.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:20 pm.**



Town of Arlington, Massachusetts

Consideration of Citizen Warrant Article

Summary:

7:35 pm Re-zoning of 5-7 Winter Street to be in the MBTA-Communities Overlay District, Neighborhood Multi-Family Subdistrict.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	5-7_Winter_Street_re-zoning_request.pdf	5-7 Winter Street re-zoning request
▢ Reference Material	Natl_Historic_Register_5-7_Winter_St.pdf	Natl Historic Register - 5-7 Winter St
▢ Reference Material	Natl_Historic_Register_13_Winter_St.pdf	Natl Historic Register - 13 Winter St

From: John@leonelaw.com <John@leonelaw.com>
Sent: Monday, October 30, 2023 12:59 PM
To: Rachel Zsembery <rzsembery@town.arlington.ma.us>; Claire Ricker <cricker@town.arlington.ma.us>; Jennifer Joslyn-Siemiatkoski <JenniferJS@town.arlington.ma.us>
Subject: Warrant Article Spring 2024

Dear Ms. Zsembery and Ms. Ricker:

As you are both aware, my family owns the parcel at 5-7 Winter St. We put forth an amendment to be included in the new NMF District, which came within 6 votes of passing. It is our intension to bring a Warrant Article for next springs Annual Meeting to be included in the NMF District or perhaps the MBMF District. Of course, we would prefer that the ARB present this Article or adopt our Article with a positive Vote.

From what I understand the ARB's objection was that the parcel, one of the largest in East Arlington and one that is optimally placed for additional housing, was intentionally excluded as it is on the National Historic Register. I do need to point out that 13 Winter St, which is included in the new NMF District, is also on the NHR and it is much further down Winter St. See attached. I can only imagine that there are other properties as well. If you have a complete list of all Arlington properties on the NHR we would appreciate it if you could provide it to us.

I request that we be placed on the December 4th ARB hearing agenda to discuss this matter. Thank you.

John D. Leone, Esq.
Leone & Leone
637 Massachusetts Avenue
Arlington, MA. 02476
781-648-2345
John@LeoneLaw.com

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

APR 18 1985
COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02116

Town Arlington, MA

Address 5-7 Winter Street

Historic Name N/A

Use: Present Dwelling

Original Dwelling

DESCRIPTION:

Date ca. 1895

Source Town Atlas

Style Shingle Style

Architect Unknown

Exterior wall fabric Shingle/clapboard

Outbuildings Carriage House

Major alterations (with dates) None

Moved No Date N/A

Approx. acreage Less than one acre

Setting This building sits in a
residential neighborhood in East Arlington,
a short distance from Massachusetts Avenue.

UTM: 19/323700/4696870

PHOTO: (3x3" or 3x5", black & white)
staple to left side of form

Photo number _____

SKETCH MAP

Show property's location in relation
to nearest cross streets and/or
geographical features. Indicate
all buildings between inventoried
property and nearest intersection.
Indicate north.

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date 12/84

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This building is one of the largest and best detailed in eastern Arlington, and a very well-detailed and well-preserved example of the Queen Anne style in domestic architecture. The original carriage house, in the same style, also remains. Both buildings have been carefully maintained.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

This two-family dwelling was built as a speculative venture in 1895 by John P. Squire, one of east Arlington's successful market garden farmers. The building predates the large-scale subdivision of the area that occurred when Squire and others began to sell off their farm and at the turn of the century. Its proximity to public transportation made it an ideal home for middle-class commuters, and it was indicative of Arlington's suburban development in this period.

CRITERIA FOR EVALUATION

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, 5-7 Winter Street meets Criteria A and C of the National Register of Historic Places as a finely built representative of Arlington's Late 19th century suburban development.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Town Atlas
Assessors Records

COMMONWEALTH OF MASSACHUSETTS
HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02116

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. First Parish Church
ParsonageEntered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

22. Hall, Edward, House

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

23. Highland Hose House

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

✓ 24. Hill, Addison, House

Entered in the
National Registerfor Keeper
AttestDelores Byers 9/27/8525. Hornblower, Edward, House
and BarnEntered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

26. House at 45 Claremont Avenue

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

27. House at 5--7 Winter Street

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

28. House at 5 Willow Court

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

29. Kimball, W.W., House

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

30. Locke, Lt. Benjamin, Store

Entered in the
National Registerfor Keeper
AttestDelores Byers 4/18/85

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

House at 5—7 Winter Street (Arlington MRA)
Middlesex County
MASSACHUSETTS

Working No. MAR 6 1985
Fed. Reg. Date 2/4/86
Date Due: 4/4/85 - 4/20/85
Action: ☒ ACCEPT 4-7-85
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____

Builder/Architect _____

Statement of Significance (*in one paragraph*) _____

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____

date _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

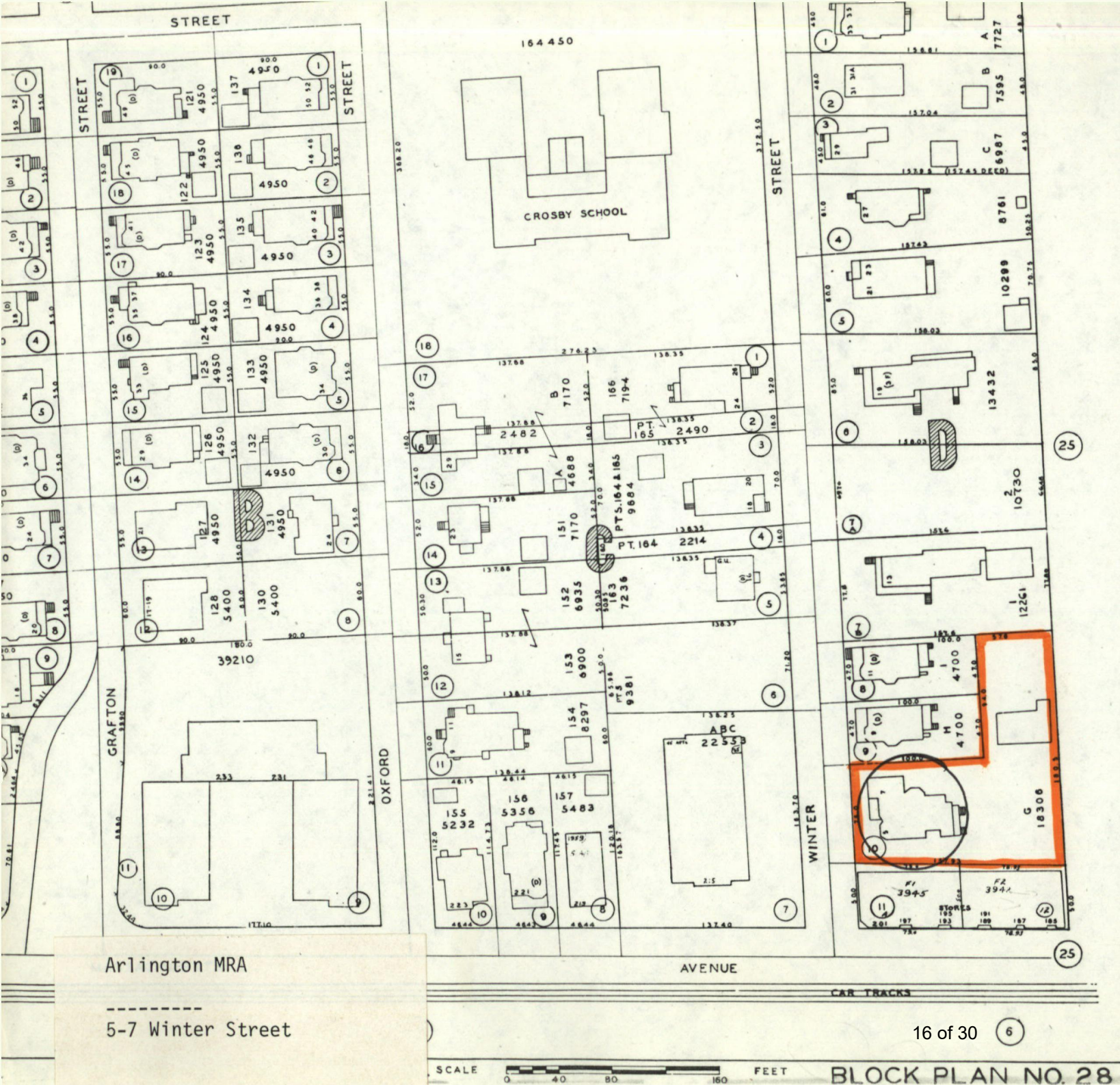
Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



House 5-7 Winter St.

Arlington MRA



Arlington MRA

5-7 Winter Street

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
	617

COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MASSACHUSETTS 02116

PHOTO: (3x3" or 3x5", black & white)
staple to left side of form

Photo number _____

SKETCH MAP

Show property's location in relation
to nearest cross streets and/or
geographical features. Indicate
all buildings between inventoried
property and nearest intersection.
Indicate north.

Town Arlington, MA

Address 13 Winter Street

Historic Name W.W. Kimball House

Use: Present Residence

Original Residence

DESCRIPTION:

Date Mid 19th century

Source Town Atlas

Style Greek Revival

Architect Unknown

Exterior wall fabric Clapboard

Outbuildings 19th century carriage house

Major alterations (with dates) _____

ca. 1923 alterations and additions, includ

fire escapes, added.

Moved no Date N/A

Approx. acreage less than one acre

Setting This house is situated in the

midst of a thickly settled neighborhood.

Recorded by Betsy Friedberg

Organization Mass. Historical Commission

Date 12/84

UTM: 19/323750/4696920

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and
evaluate in terms of other buildings within the community.)

Alterations and additions were made to the house ca. 1923, but it retains much of its Greek Revival-style detailing, including colonnaded porch on front and side and 6/9 full-length windows. The rear of the property retains a 19th century carriage house. The silver maple and copper beech trees in the house's front yard, undoubtedly planted at the house's construction, remain among Arlington's finest ancient trees.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Marketman John P. Squire built two houses on lots now known as 2-7 and 13 Winter Street between 1847 and 1865, but he may have never occupied them himself. These lots were originally described as a subdivision on a plan entitled "Valuable House Lots in West Cambridge", drawn by D.A. Granger and referred to in deeds dated June 1847. These lots seem to have been part of a five-house lot parcel assembled by John P. Squire of Boston, a trader who purchased the lots in three transactions from the original owners during 1847-1849. All three deeds mention crops standing and harvest privileges but none mention buildings.

By October 1864, John P. Squire had moved to West Cambridge and had sold the five-lot parcel, with buildings, to William and Nancie Kimball. It is probable that neither Squire nor the Kimballs occupied any of the houses; rather, the houses were probably rented or leased.

CRITERIA FOR EVALUATION

The W.W. Kimball House retains integrity of location, design, setting, materials, workmanship, feeling and association. It fulfills criteria A and C of the National Register of Historic Places as a well-preserved example of the Greek Revival style and as a reflection of Arlington's early suburbanization.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

Town Atlas
Assessors Records

00210M' WY22XCH02E112 03110
WY-BOLEADOM 2147 E
WY22XCH02E112 H1210K10T 000000 ON
COUNCIL MEETING OF MAY 11 1968

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

Name Arlington Multiple Resource Area
State Middlesex County, MASSACHUSETTS

Nomination/Type of Review

Date/Signature

21. First Parish Church
Parsonage

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

22. Hall, Edward, House

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

23. Highland Hose House

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

✓ 24. Hill, Addison, House

Entered in the
National Register

for Keeper
Attest

Delores Byers 9/27/85

25. Hornblower, Edward, House
and Barn

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

26. House at 45 Claremont Avenue

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

27. House at 5--7 Winter Street

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Attest

Delores Byers 4/18/85

28. House at 5 Willow Court

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Delores Byers 4/18/85

29. Kimball, W.W., House

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

30. Locke, Lt. Benjamin, Store

Entered in the
National Register

for Keeper
Attest

Delores Byers 4/18/85

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Kimball, W.W., House (Arlington MRA)
Middlesex County
MASSACHUSETTS

Working No. MAR 6 1985
Fed. Reg. Date: 2/4/86
Date Due: 4/4/85 - 4/20/85
Action: ☒ ACCEPT 4-18-85
☐ RETURN
☐ REJECT
Federal Agency: _____

Entered in the
National Register

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____

date _____

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Kimball, W.W., House

13 Winter St

Arlington MRA



Town of Arlington, Massachusetts

Discussion of Board Plans for 2024

Summary:

8:00 pm The Board will debrief the Board Retreat and continue discussion of any issues raised at the retreat as necessary.

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	FY24_Budget_Accomplishments_and_Objectives.pdf	FY24 Budget - Accomplishments and Objectives



Program Description

The Department of Planning and Community Development (DPCD) works to advance studies and oversee projects and initiatives to support the goals expressed in Arlington's planning documents including but not limited to the Arlington Master Plan, Connect Arlington, Open Space and Recreation Plan, Net Zero Action Plan, Housing Production Plan, Affordable Housing Action Plan, Fair Housing Action Plan, Arts and Culture Action Plan and Complete Streets Action Plan. DPCD also administers the Town's federal Community Development Block Grant Program and has done so since the program's inception in 1974.

The Department staff of eight provides support to 35 Town boards, commissions, and committees, including the Arlington Redevelopment Board (ARB) - the Town's Planning Board and redevelopment authority, Conservation Commission, Affordable Housing Trust Fund Board, Commission for Arts & Culture, Clean Energy Future Committee, and the Zoning Board of Appeals. Department staff also represent the Town at eleven regional organizations.

Budget Statement

The FY2024 budget is a level-services budget.

PROGRAM COSTS

Planning & Community Development	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2024 Request
Personnel Services	579,686	586,624	794,014	799,601
Expenses	21,166	26,441	35,021	35,021
Total	600,853	613,065	829,035	834,622

STAFFING

Planning & Community Development	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2024 Request
Managerial	1	1	1	1
Clerical	1	1	1	1
Professional/Technical	7	7	7	7
Total	9	9	9	9

FY2024 Objectives

- Complete a robust community outreach and input process leading to the adoption of a zoning district that meets the requirements of M.G.L. 40A "MBTA Communities" at a special Town Meeting in October 2023.
- Launch process to update the Arlington Master Plan leading to adoption of the new plan in 2025.
- Continue Implementation of the existing Arlington Master Plan, adopted in 2015 including
 - Amend the Zoning Bylaw to be consistent with the Master Plan.
 - Support commercial and mixed-use development along the Mass Ave and Broadway corridors via design guidelines, zoning amendments, and Environmental Design Review in order to provide predictable feedback to developers and ensure improved development outcomes.
 - Increase housing options and access to those options.
 - Incentivize new development that is sustainable and resilient in all zoning districts.
 - Update Town policies and decision-making systems to better support economic development and sustainable transportation goals.
- Continue Implementation of Connect Arlington Transportation Plan including
 - Manage MassWorks funded \$307,000 design and engineering contract to complete biddable construction design documents for the Mass Ave/Appleton Street Corridor.
 - Submit second MassWorks grant application for Mass Ave/Appleton Street corridor for construction funding.
 - Support and promote adoption of a Vision Zero policy which helps reduce traffic-related accidents.



Objectives (cont.)

- Continue Implementation of the Net Zero Action Plan including:
 - Continue implementation of Electrify Arlington communitywide energy efficiency outreach program.
 - Study electrification of Town vehicle fleet funded with Green Communities META grant (submitted.)
 - Study the feasibility of installing public electric vehicle charging at libraries, business districts, public parking facilities, and other facilities.
 - Study the feasibility of a “community solar” program to increase options to purchase renewable energy for renters and low/mod income residents.
- Continue implementation of the Public Land Management Plan and Open Space and Recreation Plan including:
 - Identify and survey small Town-owned vacant lots for possible repurposing as open space amenities such as pollinator gardens and pocket parks.
 - Conduct a needs assessment to determine where improvements can be made to Arlington’s maintenance capacity for public lands.
- Develop Urban Ecology Framework and Climate Action Plan
 - Develop a booklet for climate-resilient ecological land management in Arlington to inform relevant Town departments, Boards and Committees.
 - Conduct a comprehensive review and presentation of current and on-going Town efforts to address the climate crisis including actions identified in the current Master Plan to inform development of the next Master Plan update.
- Continue implementation of the Housing Production Plan for 2021 to 2026 including
 - Implement the Affordable Housing Trust Fund Annual Action Plan, as approved by the Select Board in 2022.
 - Implement the Fair Housing Action Plan.
 - Increase affordable housing supply and preserve and maintain existing affordable housing.
- Continue Implementation of the Arts and Culture Action Plan, including
 - Identify new income streams to support the arts and incorporating public art into town projects.
 - Develop metrics for capturing qualitative and quantitative data on the impact of arts and culture on Arlington's planning and community development priorities.

Major Accomplishments for 2022

The Department continued to engage our community and achieve many short and long-range community planning goals. The team continued to permit small- and large-scale projects through the Redevelopment Board and Conservation Commission; supported research and reviews for the Select Board, Historical Commission, and Zoning Board of Appeals, and advanced the multi-million-dollar CDBG program buoyed by additional funds through the ARPA designed to serve those hardest hit by the pandemic.

In FY2022, the following activities were accomplished:

- Completed the following:
 - Affordable Housing Action Plan
 - Documentation of Town-Owned Resources
 - Archaeological Reconnaissance Survey
 - Minuteman Bikeway Planning Study
 - Mystic to Minuteman Feasibility Study
 - Open Space and Recreation Plan Update
 - Public Lands Management Plan
 - Middlesex 3 REDO Grant Project

Major milestones were achieved for the following projects and initiatives including:

- Whittemore Park Phase 2 – completed December 2022
- Electrify Arlington – launched November 2022
- MBTA Communities Campaign – launched November 2022
- Ongoing work on Mass Ave/Appleton and Chestnut Street including award of MassWorks grant for design and engineering in October 2022
- Blue Bikes operation and expansion
- Transformative Growth Grant Program - \$800K ARPA funds distributed
- Using ARPA funds, DPCD issued two rounds of rent and mortgage relief payments for those made housing insecure by the pandemic.

**Major Accomplishments (cont.)**

- The Department received the following grant awards

Sustainability	Amount
Green Communities FY23	\$100,000
MOR-EV Trucks	\$165,000
Mass Save Education Grant	\$10,000
Peak response	\$500
Mass Save Community First Partnership	\$20,000 (annual)
DCR for Hydraulic Improvements at Mill Brook	\$200,000.00
Transportation	Amount
Shared Streets and Spaces	\$138,775
MassWorks	\$307,000
MassDOT Technical Assistance – Complete Streets	\$38,000
Economic Development/Housing	Amount
RE-DO	\$150,000
MHP Technical Assistance – MBTA Communities	\$20,000



FY2024 Objectives, Arlington Redevelopment Board

- Continued review of progress on implementation of the Master Plan including advancing a summary document detailing which goals and objectives have been achieved since 2015 in preparation for the kick-off of an updated Master Planning process.
- Develop Zoning Bylaw amendments that encourage development and redevelopment opportunities to generate a full range of housing options for all incomes and housing types and encourage mixed-use development, and new commercial development.
- Suggest and submit updates to Zoning Districts, map amendments, dimensional regulations and use regulation updates, exploration of Form-Based codes, and updates to the Design Standards for Commercial Areas.
- Review and approve M.G.L. 40A MBTA Communities zoning district to meet state requirements in order to access state infrastructure funding to support redevelopment and neighborhood projects.
- Participate in the roll out of an online permitting system.
- [Work to transition ARB properties to the Town Facilities department.](#)
- Explore master planning options for Arlington Center including the Russell Common lot and at site-specific locations along Arlington's main commercial corridors.
- Establish an Environmental Design Working Group to update the Environmental Design Review (EDR) process and establish early departmental review of proposed projects.
- Participate in a range of Town committees and initiatives that advance community planning goals including the: Arlington Heights Neighborhood Action Plan; Envision Arlington; Open Space Committee, Housing Plan Implementation; Community Preservation Act Committee, Master Plan Implementation Committee, Remote Participation Committee, and others on an ongoing basis.

Major Accomplishments 2022, Arlington Redevelopment Board

- Significant renovations continued to the Central School where the new Community Center will occupy the ground and first floors of the building.
- Renovations to a second-floor office suite allowed the Department of Health and Human Services to move from the ground floor to that space.
- Advanced numerous Zoning Bylaw amendments including allowing for: parking reductions in all Business zoning Districts; by-right accessory

Major Accomplishments (cont.)

- dwellings in single-family, two-family homes, and accessory buildings in any Residential and Business Zoning District; marijuana delivery services in the B4 and Industrial Zoning Districts, and allowing for more energy-efficient homes to be built in lower-density residential zoning districts.
- Participated in a range of Town committees and initiatives that advanced community planning goals, including the Arlington Economic Development Recovery Task Force, Master Plan Implementation Committee, Zoning Bylaw Working Group, Arlington Heights Neighborhood Action Plan Implementation Committee, Envision Arlington Standing Committee and Advisory Committee, Open Space Committee, Housing Plan Implementation Committee, and Community Preservation Act Committee.

Performance / Workload Indicators

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Estimated
Conservation Commission				
Commission meetings attended	31	30	30	30
Conservation Permits	29	17	46	45
Site inspections	110	80	55	55
Filing Fees	\$ 10,475	\$ 16,443	\$ 21,342	\$ 20,000

Performance / Workload Indicators

	FY2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Estimated
Planning & Community Development				
CDBG Funds Administered	\$1,781,670	\$1,106,603	\$1,060,150	\$1,058,933
Other public or private grant funds secured	\$439,768	\$1,116,099	\$1,139,285	*\$4,170,000
Room rental fees	\$7,242	\$0	\$1,000	\$700
Room reservations administered	*277	0	0	*0
Sign Permit Applications Reviewed	15	13	16	15
Zoning Board Applications reviewed	37	22	33	35
Businesses/Merchants Assisted	390	598	451	550
Environmental Design Review (EDR) special permits administered	9	11	11	10
Small Cell Wireless Applications reviewed	20	25	0	0
Licenses reviewed	18	12	10	15

* includes potential \$3M MassWorks construction award for Mass Ave/Appleton

**responsibility for room rental will be transferred to facilities in 2023

